

Doc. # 5507
ADOPTED
7/14/92

FINAL RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF FORMACS, INC.
PARCEL R-107 (253-261 MAIN STREET AND 3A LAWNWOOD PLACE)
CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area. Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Formacs, Inc. has expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcel R-107 (253-261 Main Street and 3A Lawnwood Place) in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment ; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Formacs, Inc. be and hereby is Finally Designated as Redeveloper of Disposition Parcel R-107, (253-261 Main Street and 3A Lawnwood Place) in the Charlestown Urban Renewal Area, Charlestown, City of Boston, subject to:
 - (i) Evidence of final commitment from Charlestown Cooperative Bank of \$470,000 in debt financing for rehabilitation of the property; and
 - (ii) Evidence of final commitment from the Commercial Enterprise Division of the Public Facilities Department for \$150,000 in rehabilitation funding; and
 - (iii) Evidence of final commitment from City of Boston linkage funds in the amount of \$75,000; and
 - (iv) Final Working Drawings and Specifications; and

(v) Proposed development, construction and occupancy/rental schedules.

2. That disposal of said Parcel R-107, (253-261 Main Street and 3A Lawnwood Place), Charlestown by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Redevelopers be and hereby are authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

CHARLESTOWN



PARCEL R-107
4,764 sf

LOCATION PLAN

SCALE 1" = 400'

**Charlestown
Cooperative
Bank**

201 MAIN STREET
CHARLESTOWN, MASS 02129
TEL (617) 242-1358
FAX (617) 242-1359

June 5, 1992 (Amended)

Formacs Inc.
31 Cambridge Street
Charlestown, MA 02129

RE: BRA Parcel R-107
253-261 Main St. and 3A Lawnwood Place
Charlestown, MA

Dear Mssrs. MacDonald, McGoff and McGonagle:

It gives me great pleasure to inform you that Charlestown Cooperative Bank has earmarked \$470,000 in construction financing funds for the development and construction by Formacs Inc. of the above-numbered BRA parcel. As a longtime member of the Charlestown business community we look forward to the improvement of the Main Street environment as well as the on-going placement of affordable housing in the Charlestown community.

We envision that funding will be done on a sequential basis, as per your pro forma dated 1/1/92, in the following order:

1. 261 Main St. - \$155,000
2. 257 Main St. - \$100,000
3. 253 Main St. - \$135,000
4. 3A Lawnwood Pl. - \$80,000

Funding for step 2 would initiate following the successful completion, marketing and sale of the units in step 1, and so on until completion of the four steps.

Of course, as we discussed in earlier meetings, the following conditions need to be met:

1. Receipt by developers of \$75,000 in linkage funding from City of Boston, which funding would be used in total at the outset to stabilize, close-up and prepare the buildings.
2. Receipt by developers of \$150,000 of Neighborhood Loan Program financing for purposes of renovation of the three commercial units. Any security for this financing would be subordinate to Charlestown Cooperative Bank's lien.

3. Acceptable plan provided by developers for the end financing take-out of four (4) affordable housing units with the development.
4. Borrower agrees that all net profit resulting from the sale of each building will be rolled back into the development of the next building.
5. Review by Lender of working drawings, plans, and specifications.

Specific information with respect to rates, costs and terms will be determined as we more closely approach the starting date. We are also investigating sources of affordable housing funds at below-market rates so as to lessen the debt-service portion of the soft costs.

Please review the above information and if acceptable, please so signify by dating and signing one copy of this letter and return it to this office.

Thank you for your interest in Charlestown Cooperative Bank and this community.

Sincerely,

William D. McCarthy
President

CHARLESTOWN COOPERATIVE BANK

Date _____

We the undersigned wholeheartedly support the development effort of Formacs, Inc. located at Parcel R-107, located at Main Street and Lawnwood Place.

1. Sam P. Allin Jr 50 Belmont St Charleston
2. Halley Metz Golder 50 Belmont St Charleston
3. Thomas M. Hall 22 1/2 N. Main St Charleston
4. John Bellamy 1715 Old Landing Hwy Charleston
5. John Bellamy 1715 Old Landing Hwy Charleston
6. Frank Thompson 1 Sumner St Charleston
7. Wanda Phillips 61 1/2 1st St Charleston
8. John Phillips 17 1/2 1st St Charleston
9. John Phillips 17 1/2 1st St Charleston
10. Kenn McLaughlin 51 S. 1st St "
11. Steve McLaughlin 99 Medical St "
12. Paul Allen Jr 1 1/2 1st St
13. John G. Barker 16 1/2 1st St "
14. Susan Hagan 441 Essex St Charleston
15. Margaret Hagan 54 Dunstable St Charleston
16. Ken Hagan 54 Dunstable St Charleston
17. Wanda Hagan 41 Essex St Charleston
18. John Hagan 41 Essex St Charleston
19. John Hagan 514 1/2 1st St Charleston
20. Frank Van Gorder III 41 Essex St Charleston
21. Ann Marie Gorder 425 Brookhill St Charleston
22. John Hagan 435 Brookhill St Charleston
23. Wanda Hagan 54 Old Landing Hwy Charleston
24. Wanda Hagan 54 Old Landing Hwy Charleston
25. Thomas McLaughlin 52 Old Landing Hwy Charleston

**Charlestown
Cooperative
Bank**

201 MAIN STREET
CHARLESTOWN, MASS 02129
TEL. (617) 242-0380

June 28, 1991

Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, Massachusetts 02201

RE: Parcel R-107
253-261A Main Street
and 3A Lawnwood Place
Charlestown, Massachusetts

Dear Sirs:

This is to advise you that the Charlestown Cooperative Bank has reviewed the preliminary project plan on the above captioned property for purposes of determining an interest in the financing of same. As a result of this review, we have determined that the project is feasible and certainly a worthwhile endeavor and the Bank would have a strong interest in meeting the financing needs of the Formacs, Inc. for this project.

This letter shall not be construed as any form of commitment to fund the project as a more in depth analysis must be made prior to such commitment.

Very truly yours,

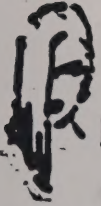
William D. McCarthy

William D. McCarthy
President

WDM/eaw

We the undersigned wholeheartedly support the development effort of Formacs, Inc. located at Parcel R-107, located at Main Street and Lawnwood Place.

1. Joanne Lanthier 19 Old Lonsides Way Charlestown
2. Pat McClellan 101 Elm St Charlestown
3. Bernadette O'Callahan 100 Elm Charlestown
4. Keith Lanthier 104 Elm St Charlestown
5. Michael Lanthier 104 Elm St Charlestown
6. Michael Lanthier 51 Sullivan St Charlestown
7. Lanthier 104 Elm St Charlestown
8. Michael Lanthier 100 Elm St Charlestown
9. Brian Lanthier
10. William McClellan 101 Elm St Charlestown
11. Kerrie Lanthier 40 Old Lonsides Way Charlestown
12. Francis Lanthier 103 Elm St Charlestown
13. William Lanthier 104 Elm St Charlestown
14. George Lanthier
15. Ken Lanthier 31 Brighton St Charlestown
16. Houston Lanthier 104 Elm St Charlestown
17. Mary Lanthier 102 Elm St Charlestown
18. John Lanthier 108 Elm St Charlestown
19. Mary Lanthier 108 Elm St Charlestown
20. Mary Lanthier 108 Elm St Charlestown
21. Richard A. Wobels 105 Elm St Charlestown
22. William Lanthier 108 Elm St Charlestown
23. James Lanthier 39 High St Charlestown
24. Paula Lanthier 310 Old Lonsides Way Charlestown
25. Lanthier 104 Elm St Charlestown



225 Main Street
Charlestown, Ma 02129
241-8686 242-9638
BLOWUP HAIR DESIGNERS
THE TANNING EXPRESS

June 25, 1991

Formacs Inc.
31 Cambridge Street
Charlestown, Ma. 02129

Re: 253-261 Main Street
Charlestown, Ma. 02129

Dear Sirs:

This letter is to confirm our previous conversation regarding the leasing of 261 Main Street, Charlestown.

I have been an operating business for the past ten years in Charlestown, and I look forward to the change in location. My feeling is that your location will enhance my business, and I look forward to expanding my services.

Please accept this letter of interest with understanding that should Formacs Inc., be awarded the project I look forward to the move.

Sincerley

Michael Mainey
Michael Mainey
Owner

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

Form Approved
OMB No. 6220-004

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Formacs, Inc.

b. Address and ZIP Code of Redeveloper:

31 Cambridge Street, Charlestown, Ma. 02129

c. IRS Number of Redeveloper:

Applied For

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Charlestown, Ma. 02129

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston

Ma.

is described as follows:

253-261 Main Street and 3A Lawnwood Place
located in the section of the City of Boston known as
Charlestown, Ma. 02129

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MA

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
6/30/89

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Doug MacDonald 9a Old Landing Way, Charlestown, Ma. President

1 If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

2 Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form HUD-900
OMB No. 832

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Doug MacDonald 9a Old Landing Way Charlestown, Ma. 02129	President
Joseph McGonagle 39 Mystic Street Charlestown, Ma. 02129	Clerk

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
George MacDonald 49 Chappie Street Charlestown, Ma. 02129	25%

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Dan McGoff
17 Essex Street, Charlestown, Ma. 02129

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 43R-0067

OMB
43R-0067

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 1,106,724
- b. Cost per dwelling unit of any residential redevelopment. \$ 113,222
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
3 Two Bedroom Condos	\$ 850.00	\$ 120,000
3 Three Bedroom Condos (Affordable)	656.00	79,000
3 Commercial Spaces	800.00	80,000
1 Single Family (4BR)	1200.00	165,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Doug MacDonald

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Signed: June 28 1991

Dated: _____

Douglas MacDonald
Signature

Signature

President
Title

Title

9 A Old Landing Way 02129
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the name to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 634-0867

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Charlestown Coop Bank
211 Main Street, Charlestown, Ma. 02129

\$ 15,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

William McCarthy, President
Mary Boucher, Senior Customer Service Rep.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

21-23 Chestnut Street, Chelsea, Ma. 02150
10 Unit Condominium Development
Completed and Sold Out June 1989

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 6342

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisor capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

First Future Investments
9a Old Landing Way
Charlestown, Ma. 02129

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 3,500,000

General description of such work:

Commercial - Residential Developments -

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
23 Union Street	Charlestown	\$ 250,000	9/91

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

Form Approved
OMB No. 63R4

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Ten years experience

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 10) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) I

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: June 25, 1991

Dated: _____

Don M. Donald

Signature

President

Title

9A Old Linden Way Channahon, IL 61150

Address and ZIP Code

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry.

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address, and zip code of bank	Amount
Charlestown Coop Bank	\$ 15,000
201 Main Street	
Charlestown, Ma. 02129	

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source	Amount
	\$

c. By sale of readily salable asset

Description	Market Value	Mortgage or Liens
	\$	\$

6. Name and addresses of bank references:

Mary Boucher

Senior Customer Service Rep.

Charlestown Coop Bank

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: xx

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

21-23 Chestnut Street, Chelsea, Ma. 10 Unit Condo Dev. 5/89

391 Bunkerhill Street, Charlestown, Ma. 3 Family 9/90

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

First Future Investment

9a Old Landing Way

Charlestown, Ma. 02129

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: _____ No: xx

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 3,500,000

General description of such work:

Commercial - Residential Renovations

- d. Construction contractors or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

23 Union Street

\$ 250,000

9/91

- e. Outstanding construction contract bids of such contractor or bidder:
- _____
- _____
- _____

Awarding Agency

Amount

Date Opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Ten years experience

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

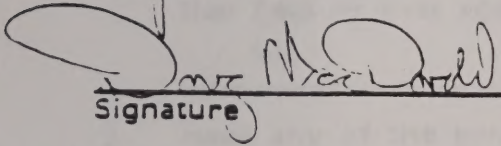
156 Everett Street, East Boston, Ma.

31 Cambridge Street #1, Charlestown, Ma. 02129

CERTIFICATION

I/We, Doug MacDonald, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

June 28, 1991
Dated _____


Signature _____

Address and Zip Code

9A Old Landing Way
Charleston Mass
02-129

Dated _____

Signature _____

Address and Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

No

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

156 Everett St., East Boston

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

28th Day of June, 1991

SIGNATURE: [Signature]

ADDRESS: 94 Old London Way

Charlestown Mass

02129

DISCLOSURE STATEMENT CONCERNING BENEFICIAL
INTEREST REQUIRED BY SECTION 40J OF
CHAPTER 7 OF THE GENERAL LAWS

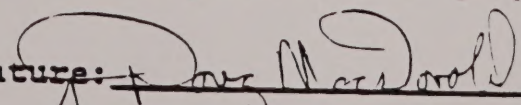
- (1) Location: Parcel R-107
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Formacs Inc.
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
Doug MacDonald	9a Old Landing Way Chas'n	25%
Joe McGonagle	39 Mystic Street Chas's	25%
George MacDonald	49 Chappie St. -	25%
Dan McGoff	17 Essex St.	25%

- (5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: 

Date: June 28, 1991

NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I, Doug MacDonald agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children, national origin or source of income in the lease, rental or use and occupancy of the property located at: 253-261 Main Street, 3A Lawnwood Place.

I further agree to comply with the Boston Fair Employment and Housing Plan as applicable and to carry out an Affirmative Marketing Plan as approved by the Authority if determined applicable. Such a Plan would incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures to be incorporated in the Affirmative Marketing Plan in accordance with the Fair Housing Plan and any additional Authority requirements to be made available prior to Final Designation.

June 28, 1991
Date

Douglas MacDonald
Developer/Architect

On July 15, 1981, the Boston Redevelopment Authority Board of Directors granted a license to develop and construct a three-story office building, including a full basement of 1,874 square feet and occupying 13,700 square feet, to be located at 253-261 Main Street and 3A Lawnwood Place within the Charlestown Urban Renewal Area. The property was acquired from the Real Property Department in 1974. The property was acquired as ground floor commercial space and had remained vacant since the building was built in the late 1970s.

In the ensuing year since license designation, Formica has secured a commitment from the Charlestown Cooperative Bank to the amount of \$475,000. The bank financing is prepared to do the construction financing and also according to a phased schedule whereby not more than 25% of the total cost would be advanced to the bank. The bank is also prepared to advance any necessary permits and completion of the project.

Additional financing from the project will come from two sources. First, the Commercial Bank, the Division of the Public Finance Department (PFD) has indicated its willingness to provide up to \$150,000 in Formica's project as well as the rehabilitation of the ground floor commercial units. PFD funding would also be

MEMORANDUM

JULY 14, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: VICTOR KAREN, DEPUTY DIRECTOR
EDWARD O'DONNELL, DEPUTY DIRECTOR FOR
MANAGEMENT AND OPERATIONS

SUBJECT: CHARLESTOWN URBAN RENEWAL (MA. PROJECT #R-55)
DISPOSITION PARCEL R-107 (253-261 MAIN STREET AND
3A LAWNWOOD PLACE)
FINAL DESIGNATION OF REDEVELOPER

SUMMARY: This memorandum request final designation of Formacs, Inc. for the Redevelopment of Parcel R-107, containing 11,500 square feet and located at 253-261 Main Street and 3A Lawnwood Place in Charleston for rehabilitation of three (3) commercial spaces and seven (7) housing units, four (4) of which will be affordable.

On July 18, 1991, the Boston Redevelopment Authority Board of Directors granted tentative designation to Formacs, Inc. of Charlestown for the redevelopment of Parcel R-107. The parcel consists of four attached three-story masonry buildings, occupying a total land area of 4,674 square feet and occupying 11,500 square feet and is located at 253-261 Main Street and 3A Lawnwood Place within the Charlestown Urban Renewal Area. The property was acquired from the Real Property Department in 1974. Originally occupied as ground floor commercial space and nine residential units, the building has been vacant since the late 1970s.

In the ensuing year since tentative designation, Formacs has secured a commitment from the Charlestown Cooperative Bank in the amount of \$470,000. The debt financing is proposed to pay for construction, marketing and sales according to a phased schedule, whereby net proceeds from each phase would be returned to help finance each subsequent phase, deferring any developer payouts until completion of the project.

Additional financing from the project will come from two sources. First, the Commercial Enterprise Division of the Public Facilities Department (PFD) has indicated its willingness to provide up to \$150,000 to Formacs, in order to assist in the rehabilitation of the three ground floor commercial units. PFD funding would also be

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rehabilitation of the three ground floor commercial units. PFD funding would also be made in three equal installments as the project proceeds, reflecting the basic conditions of the debt financing. PFD's formal commitment of \$150,000 is contingent upon final designation by the BRA. Second, City of Boston linkage funds will be made available in the amount of \$75,000.

BRA design staff has reviewed and approved Formacs' rehabilitation plans. At the time of tentative designation, Formacs' submitted extensive evidence of community support for the project, copies of which are attached hereto. Each of the four principals in the company identified in the "Redeveloper's Statement of Qualifications and Disclosure, as attached hereto, is a Charlestown native with experience and expertise in construction, marketing, and sales. Formacs will also serve as General Contractor for the project. Architectural services will be provided by John W. French Associates of Charlestown. It is anticipated that the affordable housing units will be marketed in the range of \$80,000, while the market rate dwelling will be offered at approximately \$120,000.

Given that Formacs has met the requirements set forth in the vote of tentative designation, has assembled a package of private and public financing sufficient to provide for a rehabilitation of the project and seeks to provide a high level of affordability (57%) within the housing component, it is recommended that final designation be granted, subject to certain provisions. Disposition of the property shall be by means of a negotiated price mutually agreeable to both parties and in conjunction with a professional appraisal, consistent with the Authority's usual practices.

An appropriate resolution follows.

